

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF CALIFORNIA

Case number (if known) 2017-20731 Chapter 11☐ Check if this an amended filing**Official Form 201****Amended Voluntary Petition for Non-Individuals Filing for Bankruptcy** 4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name CS360 Towers, LLC
-
2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names
-
3. Debtor's federal Employer Identification Number (EIN) 45-1262304
-
- | | | |
|---------------------|--|---|
| 4. Debtor's address | Principal place of business | Mailing address, if different from principal place of business |
| | <u>500 N Street #24</u>
<u>Sacramento, CA 95814</u>
Number, Street, City, State & ZIP Code | <u></u>
P.O. Box, Number, Street, City, State & ZIP Code |
| | <u>Sacramento</u>
County | Location of principal assets, if different from principal place of business
<u>500 N Street Sacramento, CA 95814</u>
Number, Street, City, State & ZIP Code |
-
5. Debtor's website (URL)
-
6. Type of debtor
- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- ☐ Partnership (excluding LLP)
- ☐ Other. Specify:
-

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731****7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
- ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731****11. Why is the case filed in this district?***Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☐ 1-49☒ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731****Request for Relief, Declaration, and Signatures**

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 28, 2017**
MM / DD / YYYY

X /s/ Mark D. Chisick
Signature of authorized representative of debtor

Title **Manager**

Mark D. Chisick
Printed name

18. Signature of attorney

X /s/ Stephan M. Brown
Signature of attorney for debtor

Date **March 28, 2017**
MM / DD / YYYY

Stephan M. Brown
Printed name

The Bankruptcy Group, P.C.
Firm name

3300 Douglas Blvd., Suite 100
Roseville, CA 95661
Number, Street, City, State & ZIP Code

Contact phone **800-920-5351**Email address **eric@thebklawoffice.com**

300563 CA
Bar number and State

Fill in this information to identify the case:

Debtor name **CS360 Towers, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**

Case number (if known): **2017-20731**

☐ Check if this is an amended filing

Official Form 204**Amended Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders****12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Arthur J. Williams Jr. P.O. Box 588 Mendocino, CA 95460			Contingent Unliquidated Disputed			\$0.00
Brady & Vinding c/o Mark A. Wasser, SBN 060160 Law Offices of Mark A. Wasser 400 Capitol Mall, Suite2640 Sacramento, CA 95814		Civil Claim	Contingent Unliquidated Disputed			\$0.00
Gemack Associates, LLP Attn. Mitch Geller 3626 East Coast Highway, 2nd Floor Long Beach, CA 90804		Promissory Note				\$5,200,000.00
Guy Swanson 2591 Allen Circle Woodland, CA 95776		CoDefendant in Brady & Vinding v. CS360 Towers, LLC	Contingent Unliquidated			\$0.00
Leo J. Speckert, Trustee of the California Capital Loans, Inc. Profit Sharing Plan P.O. Box 4 Yuba City, CA 95992		500 N Street, Sacramento, CA 95814, Residential Condominium Units No.: 307; 506; 606; 608; 804; 805; 901; and 1106.		Unknown	\$3,240,000.00	Unknown

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Leo J. Speckert, Trustee of the California Capital Loans, Inc. Profit Sharing Plan P.O. Box 4 Yuba City, CA 95992		500 N. Street, Sacramento, CA 95814, Residential Condominium Units No.: 607 and 1008		Unknown	\$960,000.00	Unknown
Manmohan S. Passi 4631 Gresham Drive El Dorado Hills, CA 95762		00 N. Street, Sacramento, CA 95814, Residential Condominium Units No.: 109 and 501		Unknown	\$533,175.00	Unknown
Manmohan S. Passi 4631 Gresham Drive El Dorado Hills, CA 95762		500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 601; APN: 00603100010050 845 Square Feet		Unknown	\$330,000.00	Unknown
Manmohan S. Passi 4631 Gresham Drive El Dorado Hills, CA 95762		500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 808; APN: 00603100020008 1237 Square Feet		Unknown	\$480,000.00	Unknown
Manmohan S. Passi 4631 Gresham Drive El Dorado Hills, CA 95762		Promissory Note				\$0.00
Mark D. Chisick, Co-Trustee of The Chisick Family Trust Dated September 27, 2004 3941 Park Drive, Ste 20-351 El Dorado Hills, CA 95762		Member Loan				\$0.00
Michael Gilles 2970 Aberdeen Lane El Dorado Hills, CA 95762		500 N. Street, Sacramento, CA 95814, Commercial Units No.: 101C and 102C		Unknown	\$422,375.00	Unknown

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Michael Gilles 2970 Aberdeen Lane El Dorado Hills, CA 95762		500 N. Street, Sacramento, CA 95814, Commercial Units No.: 105C and 106C		Unknown	\$334,125.00	Unknown
Norman Coontz c/o Christopher Moenig, SBN 267286 Moenig Law 520 9th Street, Suite 102 Sacramento, CA 95814		Judgment				\$2,380.00
Passi Realty LLC 4631 Gresham Drive El Dorado Hills, CA 95762		500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 207; APN: 00603100010016 1261 Square Feet		Unknown	\$420,000.00	Unknown
Polycomp Trust Company CBN FBO Linda McKenna IRA 3000 Lava Ridge Court, Suite 130 Roseville, CA 95661		500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1207; APN: 00603100020047 1261 Square Feet		Unknown	\$520,000.00	Unknown
Ratib Norzei & Shomisa Naizi Norzei 1982 Vinehill Circle Fremont, CA 94539		500 N Street Sacramento, CA 95814 Commercial Unit No.: 109C; APN: 00603100010009 775 Square Feet		Unknown	\$213,175.00	Unknown
Ronald Elvidge 1334 Locust Street Walnut Creek, CA 94596		500 N. Street, Sacramento, CA 95814, Commercial Units No.: 107C and 108C		Unknown	\$429,000.00	Unknown
Sacramento County Assessor Tax Collector 3701 Power Inn Road, Suite 3000 Sacramento, CA 95826-4329		500 N Street Sacramento, CA 95814 Common Area Unit No.: 0C; APN: 00603000070000		\$134.88	\$0.00	\$134.88

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Tri-Point Corporation c/o Johnson Trust 725 30th Street, Suite 102 Sacramento, CA 95816		500 N. Street, Sacramento, CA 95814, Residential Condominium Units No.: 406; 706; 904; and 1608		Unknown	\$1,700,000.00	Unknown

Fill in this information to identify the case:

Debtor name **CS360 Towers, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**Case number (if known) **2017-20731**
☐ Check if this is an amended filing

Official Form 206Sum
Amended Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ **17,223,650.00****1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ **194,864.72****1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ **17,418,514.72****Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **528,704.10****3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00****3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **5,202,380.00****4. Total liabilities**
Lines 2 + 3a + 3b\$ **5,731,084.10**

Fill in this information to identify the case:Debtor name CS360 Towers, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF CALIFORNIACase number (if known) 2017-20731
☒ Check if this is an amended filing
Official Form 206A/B**Amended Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo BankChecking5188\$17,195.123.2. Wells Fargo BankSavings3613\$15,053.973.3. HomePointe Property Management Trust Account - RentTrust Account\$119,680.633.4. HomePointe property Management Trust Account - Tenants DepositsTrust Account\$28,200.00**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$180,129.72**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Debtor **CS360 Towers, LLC**
NameCase number (If known) **2017-20731****Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Furniture & Fixtures Lobby	\$0.00	Liquidation	\$3,190.00
	Furniture & Fixtures Models	\$0.00	Liquidation	\$10,665.00
	Furniture & Fixtures Rentals	\$0.00	Liquidation	\$880.00

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$14,735.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

☒ No

Debtor **CS360 Towers, LLC**
NameCase number (If known) **2017-20731**☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☒ No☐ Yes**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

☒ No. Go to Part 9.☐ Yes Fill in the information below.**Part 9: Real property**

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

Nature and extent of debtor's interest in property**Net book value of debtor's interest**
(Where available)**Valuation method used for current value****Current value of debtor's interest**55.1. **500 N Street**
Sacramento, CA
95814
Common Area Unit
No.: 0C; APN:
00603000070000**Fee Simple****\$0.00****\$0.00**55.2. **500 N Street**
Sacramento, CA
95814
Commercial Unit No.:
101C; APN:
00603100010001
750 Square Feet**Fee Simple****\$0.00****Comparable sale****\$206,500.00**55.3. **500 N Street**
Sacramento, CA
95814
Commercial Unit No.:
102C; APN:
00603100010002
785 Square Feet**Fee Simple****\$0.00****Comparable sale****\$215,875.00**55.4. **500 N Street**
Sacramento, CA
95814
Commercial Unit No.:
103C; APN:
00603100010003
329 Square Feet**Fee Simple****\$0.00****Comparable sale****\$90,475.00**

Debtor	CS360 Towers, LLC	Case number (If known) 2017-20731			
	Name				
55.5.	500 N Street Sacramento, CA 95814 Commercial Unit No.: 104C; APN: 00603100010004 780 Square Feet	Fee Simple	\$0.00	Comparable sale	\$214,500.00
55.6.	500 N Street Sacramento, CA 95814 Commercial Unit No.: 1055C; APN: 00603100010005 776 Square Feet	Fee Simple	\$0.00	Comparable sale	\$213,400.00
55.7.	500 N Street Sacramento, CA 95814 Commercial Unit No.: 1066C; APN: 00603100010006 439 Square feet	Fee Simple	\$0.00	Comparable sale	\$120,725.00
55.8.	500 N Street Sacramento, CA 95814 Commercial Unit No.: 107C; APN: 00603100010007 785 Square Feet	Fee Simple	\$0.00	Comparable sale	\$215,875.00
55.9.	500 N Street Sacramento, CA 95814 Commercial Unit No.: 108C; APN: 00603100010008 775 Square feet	Fee Simple	\$0.00	Comparable sale	\$213,125.00
55.10	500 N Street Sacramento, CA 95814 Commercial Unit No.: 109C; APN: 00603100010009 775 Square Feet	Fee Simple	\$0.00	Comparable sale	\$213,175.00
55.11	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 207; APN: 00603100010016 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$420,000.00

Debtor	CS360 Towers, LLC	Case number (If known) 2017-20731			
	Name				
55.12	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 307; APN: 00603100010026 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$430,000.00
55.13	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 406; APN: 00603100010035 845 Square Feet	Fee Simple	\$0.00	Comparable sale	\$310,000.00
55.14	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 501; APN: 00603100010040 845 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$320,000.00
55.15	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 506; APN: 00603100010045 845 Square Feet	Fee Simple	\$0.00	Comparable sale	\$320,000.00
55.16	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 507; APN: 00603100010046 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$450,000.00
55.17	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 508; APN: 00603100010047 1237 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00		\$450,000.00

Debtor	CS360 Towers, LLC	Case number (If known)	2017-20731
	Name		
55.18	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 509; APN: 00603100010048 1237 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00 Comparable sale \$450,000.00
55.19	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 601; APN: 00603100010050 845 Square Feet	Fee Simple	\$0.00 Comparable sale \$330,000.00
55.20	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 602; APN: 00603100010051 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00 Comparable sale \$460,000.00
55.21	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 603; APN: 00603100010052 1237 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00 Comparable sale \$460,000.00
55.22	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 604; APN: 00603100010053 1237 Square Feet		\$0.00 Comparable sale \$460,000.00
55.23	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 606; APN: 00603100010055 845 Square Feet	Fee Simple	\$0.00 Comparable sale \$330,000.00

Debtor	CS360 Towers, LLC	Case number (If known) 2017-20731			
	Name				
55.24	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 607; APN: 00603100010056 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$460,000.00
55.25	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 608; APN: 00603100010057 1237 Square Feet	Fee Simple	\$0.00	Comparable sale	\$460,000.00
55.26	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 609; APN: 00603100010058 1237 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$460,000.00
55.27	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 701; APN: 00603100010060 845 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$340,000.00
55.28	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 705; APN: 00603100010064 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$470,000.00
55.29	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 706; APN: 00603100010065 845 Square Feet	Fee Simple	\$0.00	Comparable sale	\$340,000.00

Debtor	CS360 Towers, LLC	Case number (If known) 2017-20731			
	Name				
55.30	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 804; APN: 00603100020004 1237 Square Feet	Fee Simple	\$0.00	Comparable sale	\$480,000.00
55.31	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 805; APN: 00603100020005 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$480,000.00
55.32	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 808; APN: 00603100020008 1237 Square Feet	Fee Simple	\$0.00	Comparable sale	\$480,000.00
55.33	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 901; APN: 00603100020011 845 Square Feet	Fee Simple	\$0.00	Comparable sale	\$360,000.00
55.34	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 904; APN: 00603100020014 1237 Square Feet	Fee Simple	\$0.00	Comparable sale	\$490,000.00
55.35	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 905; APN: 00603100020015 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$490,000.00

Debtor	CS360 Towers, LLC		Case number (If known) 2017-20731		
	Name				
55.36	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 907; APN: 00603100020017 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$490,000.00
55.37	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1005; APN: 00603100020025 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$500,000.00
55.38	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1008; APN: 00603100020028 1237 Square Feet	Fee Simple	\$0.00	Comparable sale	\$500,000.00
55.39	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1010; APN: 00603100020030 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$500,000.00
55.40	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1105; APN: 00603100020035 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$510,000.00
55.41	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1106; APN: 00603100020036 845 Square Feet	Fee Simple	\$0.00	Comparable sale	\$380,000.00

Debtor **CS360 Towers, LLC**
NameCase number (If known) **2017-20731**

55.42	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1205; APN: 00603100020045 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$520,000.00
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55.43	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1207; APN: 00603100020047 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$520,000.00
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55.44	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1407; APN: 00603100020057 1261 Square Feet	Equitable Interest - Pursuant to Buy-Back Agreement	\$0.00	Comparable sale	\$540,000.00
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55.45	500 N Street Sacramento, CA 95814 Residential Condominium - Unit No.: 1608; APN: 00603100020074 1261 Square Feet	Fee Simple	\$0.00	Comparable sale	\$560,000.00
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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$17,223,650.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**☒ No☐ Yes58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**☒ No☐ Yes**Part 10: Intangibles and intellectual property**59. **Does the debtor have any interests in intangibles or intellectual property?**☒ No. Go to Part 11.☐ Yes Fill in the information below.**Part 11: All other assets**70. **Does the debtor own any other assets that have not yet been reported on this form?**

Debtor **CS360 Towers, LLC**
NameCase number (If known) **2017-20731**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
- ☒ Yes Fill in the information below.

Current value of
debtor's interest

71.	Notes receivable Description (include name of obligor)				
	<u>Loan to CS360 Rentals, LLC</u>	<u>0.00</u>	-	<u>0.00</u>	= Unknown
		Total face amount		doubtful or uncollectible amount	
	<u>Loan to S360 Granite Lakes, LLC</u>	<u>0.00</u>	-	<u>0.00</u>	= Unknown
		Total face amount		doubtful or uncollectible amount	
	<u>Loan to S360 Holdings, LLC</u>	<u>0.00</u>	-	<u>0.00</u>	= Unknown
		Total face amount		doubtful or uncollectible amount	
	<u>Loan to S360 Properties, LLC</u>	<u>0.00</u>	-	<u>0.00</u>	= Unknown
		Total face amount		doubtful or uncollectible amount	

72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**
75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

78. **Total of Part 11.**
Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**
- ☒ No
- ☐ Yes

Debtor **CS360 Towers, LLC**
NameCase number (If known) **2017-20731****Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$180,129.72	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$14,735.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$17,223,650.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$0.00	
91. Total. Add lines 80 through 90 for each column	\$194,864.72	\$17,223,650.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$17,418,514.72

Fill in this information to identify the case:Debtor name **CS360 Towers, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**Case number (if known) **2017-20731**
☐ Check if this is an amended filing
Official Form 206E/F**Amended Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.
Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address Arthur J. Williams Jr. P.O. Box 588 Mendocino, CA 95460 Date(s) debt was incurred <u>unknown</u> Last 4 digits of account number <u> </u>	Unknown As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u> </u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	Nonpriority creditor's name and mailing address Brady & Vinding c/o Mark A. Wasser, SBN 060160 Law Offices of Mark A. Wasser 400 Capitol Mall, Suite 2640 Sacramento, CA 95814 Date(s) debt was incurred <u>9/23/2016</u> Last 4 digits of account number <u>0800</u>	Unknown As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Civil Claim</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.3	Nonpriority creditor's name and mailing address Gemack Associates, LLP Attn. Mitch Geller 3626 East Coast Highway, 2nd Floor Long Beach, CA 90804 Date(s) debt was incurred <u>12/07/2009</u> Last 4 digits of account number <u>2009</u>	\$5,200,000.00 As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Promissory Note</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.4	Nonpriority creditor's name and mailing address Guy Swanson 2591 Allen Circle Woodland, CA 95776 Date(s) debt was incurred <u>9/23/2016</u> Last 4 digits of account number <u> </u>	Unknown As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>CoDefendant in Brady & Vinding v. CS360 Towers, LLC</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor **CS360 Towers, LLC**
NameCase number (if known) **2017-20731****3.5 Nonpriority creditor's name and mailing address****Manmohan S. Passi**
4631 Gresham Drive
El Dorado Hills, CA 95762Date(s) debt was incurred **2013 - 2015**Last 4 digits of account number **_**As of the petition filing date, the claim is: *Check all that apply.*

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

Basis for the claim: **Promissory Note**Is the claim subject to offset? ☒ No ☐ Yes**Unknown****3.6 Nonpriority creditor's name and mailing address****Mark D. Chisick, Co-Trustee of The**
Chisick Family Trust
Dated September 27, 2004
3941 Park Drive, Ste 20-351
El Dorado Hills, CA 95762Date(s) debt was incurred **2009 - 2016**Last 4 digits of account number **_**As of the petition filing date, the claim is: *Check all that apply.*

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

Basis for the claim: **Member Loan**Is the claim subject to offset? ☒ No ☐ Yes**Unknown****3.7 Nonpriority creditor's name and mailing address****Norman Coontz**
c/o Christopher Moenig, SBN 267286
Moenig Law
520 9th Street, Suite 102
Sacramento, CA 95814Date(s) debt was incurred **1/16/2015**Last 4 digits of account number **0301**As of the petition filing date, the claim is: *Check all that apply.*

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

Basis for the claim: **Judgment**Is the claim subject to offset? ☒ No ☐ Yes**\$2,380.00****Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the
related creditor (if any) listed?Last 4 digits of
account number, if
any**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.**Total of claim amounts**5a. \$ **0.00**5b. + \$ **5,202,380.00**5c. \$ **5,202,380.00**

Fill in this information to identify the case:Debtor name **CS360 Towers, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF CALIFORNIA**Case number (if known) **2017-20731**
☒ Check if this is an amended filing

Official Form 206H

Amended Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:*

2.1 **Guy Swanson** **2591 Allen Circle**
Woodland, CA 95776

Brady & Vinding☐ D _____☒ E/F **3.2**☐ G _____

Fill in this information to identify the case:Debtor name CS360 Towers, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF CALIFORNIACase number (if known) 2017-20731
☒ Check if this is an amended filing
Official Form 207**Amended Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy 04/16**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business**
☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year
Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2017 to **Filing Date**
☐ Operating a business
☒ Other Rental Income
\$63,153.96
For prior year:
From 1/01/2016 to 12/31/2016
☐ Operating a business
☒ Other Rental Income
\$654,540.15
For prior year:
From 1/01/2016 to 12/31/2016
☐ Operating a business
☒ Other Sale of Assets
\$450,000.00
For year before that:
From 1/01/2015 to 12/31/2015
☐ Operating a business
☒ Other Rental Income
\$733,216.11
For year before that:
From 1/01/2015 to 12/31/2015
☐ Operating a business
☒ Other Sale of Assets
\$915,000.00**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.
Description of sources of revenue
Gross revenue from each source
(before deductions and exclusions)
Part 2: List Certain Transfers Made Before Filing for Bankruptcy

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
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4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. S360 Development c/o Raymond E Sahadeo 4209 Almond Lane Davis, CA 95618 Owned by Former Manager	3/4/16, 4/4/16, 4/5/16, 4/11/16, 4/15/16, 4/28/16, 5/10/16, 5/20/16, 6/3/16, 6/10/16, 6/22/16	\$57,037.48	Alleged expense reimbursements
4.2. S360 Operations c/o Raymond E Sahadeo 4209 Almond Lane Davis, CA 95618 Owned by Former Manager	6/23/16, 7/6/16, 7/6/16, 10/17/16	\$19,644.25	Alleged reimbursement
4.3. Raymond E Sahadeo 4209 Almond Lane Davis, CA 95618 Minority Member and Former Manager	Unknown	Unknown	Suspected theft
4.4. S360 Holdings, LLC 500 N St Ste 24 Sacramento, CA 95814 LLC under common control	4/5/16, 4/29/16, 9/21/16	\$14,200.00	Unknown
4.5. S360 Granite Lakes, LLC 11155 Shadow Court Auburn, CA 95602 LLC under common control	3/25/16, 4/1/16, 9/29/16	\$19,500.00	Unknown

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731**

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.6. CS360 Rentals, LLC 500 N St Ste 24 Sacramento, CA 95814 LLC under common control	2/25/16, 3/14/16, 3/29/16, 4/1/16, 4/5/16, 4/11/16, 4/15/16, 4/29/16, 5/2/16, 5/9/16, 6/3/16, 10/3/16	\$93,650.00	Unknown

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Mark D. Chisick et. al. v. Raymond E. Sahadeo et. al. 34-2016-00203435	Civil	Superior Court of California, County of Sacramento 720 Ninth Street Sacramento, CA 95814	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Brady & Vinding v. CS360 Tower, LLC and Guy Swanson 34-2016-00200800	Civil	Superior Court of California, County of Sacramento 720 Ninth Street Sacramento, CA 95814	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3. Norman Coontz v. CS360 Towers, LLC 34-2015-00174031	Civil Claim for Money	Superior Court of CA - Sacto. County 720 Ninth Street, Room 611 Sacramento, CA 95814	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731**☐ None**Part 4: Certain Gifts and Charitable Contributions**

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☐ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☐ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
Former manager Raymond Sahadeo caused the rents for November 2016 to be transferred into a different entity that he owns or controls other than CS360 Towers, LLC.		November 2016	\$57,842.30

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. The Bankruptcy Group, P.C. 3300 Douglas Blvd., Suite 100 Roseville, CA 95661	Attorney Fees	2/2/17	\$68,283.00
Email or website address eric@thebklawoffice.com			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☐ None.

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731**

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None.

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1	Arthur Williams Jr	Payment of alleged principal debt with no evidence establishing said debt.	4/21/16	\$211,880.52
	Relationship to debtor Alleged creditor with close relationship to Former Manager			
13.2	Arthur Williams Jr	Payment of alleged interest in the amount of \$8,000 per month with no evidence establishing principal debt.	Monthly	\$192,000.00
	Relationship to debtor Alleged creditor with close relationship to Former Manager			

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.
- ☒ Yes. State the nature of the information collected and retained.

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731****Personal information required for rental agreements.**

Does the debtor have a privacy policy about that information?

☒ No☐ Yes**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
--	---------------------------------	-------------------------------	--	---

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731**

similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- ☒ No.
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. Dates business existed
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26. Books, records, and financial statements**26a.** List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Ken Daniel 500 N Street Unit 31 Sacramento, CA 95814	2009 through present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☐ None

Name and address	If any books of account and records are unavailable, explain why
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Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731****Name and address****If any books of account and records are unavailable, explain why**

26c.1. **KB Daniel & Co**
500 N Street Unit 31
Sacramento, CA 95814

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- ☒ No
☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory**Date of inventory****The dollar amount and basis (cost, market, or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Mark D Chisick	3941 Park Drive Ste 20-351 El Dorado Hills, CA 95762	Manager	
Name	Address	Position and nature of any interest	% of interest, if any
Raymond E Sahadeo	4209 Almond Lane Davis, CA 95618	Member	20%
Name	Address	Position and nature of any interest	% of interest, if any
Gemack Associates, L.P.	Attn: Mitch Geller 3626 East Coast Highway 2nd Floor Long Beach, CA 90804	Member	60%
Name	Address	Position and nature of any interest	% of interest, if any
The Chisick Family Trust dated 9/27/04	3941 Park Drive Ste 20-351 El Dorado Hills, CA 95762	Member	20%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☐ No
☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
Raymond E Sahadeo	4209 Almond Lane Davis, CA 95618	Former Manager	3/29/2011 - 1/23/17

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

Debtor **CS360 Towers, LLC**Case number (if known) **2017-20731**

- ☒ No
☐ Yes. Identify below.

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 28, 2017****/s/ Mark D. Chisick**

Signature of individual signing on behalf of the debtor

Mark D. Chisick

Printed name

Position or relationship to debtor **Manager**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Eastern District of California

In re **CS360 Towers, LLC**

Debtor(s)

Case No. **2017-20731**Chapter **11**

AMENDED DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>Billable Rate</u>
Prior to the filing of this statement I have received	\$	<u>78,283.00</u>
Balance Due	\$	<u>Billable Rate</u>
2. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify): \$10,000.00 from The Chisick Family Trust; \$68,283.00 from Debtor.
3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):
4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.
☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.
5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:
 - a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
 - c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
 - d. [Other provisions as needed]
6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

March 28, 2017*Date***/s/ Stephan M. Brown****Stephan M. Brown 300563 CA***Signature of Attorney***The Bankruptcy Group, P.C.****3300 Douglas Blvd., Suite 100****Roseville, CA 95661****800-920-5351 Fax: eric@thebklawoffice.com****eric@thebklawoffice.com***Name of law firm*

**United States Bankruptcy Court
Eastern District of California**

In re **CS360 Towers, LLC**

Debtor(s)

Case No. **2017-20731**
Chapter **11**

LIST OF EQUITY SECURITY HOLDERS - AMENDED

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Gemack Associates, L.P. Attn: Mitch Geller 3626 East Coast Highway 2nd Floor Long Beach, CA 90804	Member		60%
Raymond E Sahadeo 4209 Almond Lane Davis, CA 95618	Member		20%
The Chisick Family Trust dated 9/27/04 3941 Park Drive Ste 20-351 El Dorado Hills, CA 95762	Member		20%

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **March 28, 2017**Signature **/s/ Mark D. Chisick**
Mark D. Chisick

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*